

**PB# 99-3**

**ALL FAMILY TRANSPORTATION**

**4-1-47.3**

22-23 All Family Trans, Inc.  
Proposed taxi service

Approved 11/10/99

DATE 2/19/99 RECEIPT 99-3 NUMBER

RECEIVED FROM All-Family Trans, Inc.

Address 24 Amorelli Dr - New Windsor, N.Y. 12553

Seven Hundred Fifty 00/100 DOLLARS \$ 750.00

FOR Site Plan Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	750 -	CASH	
AMOUNT PAID	750 -	CHECK	#485
BALANCE DUE	- 0 -	MONEY ORDER	

BY Myna Mason, Secretary

DATE Feb. 22, 1999 RECEIPT 037546

RECEIVED FROM All-Family Trans, Inc.

Address One Hundred 00/100 DOLLARS \$ 100.00

FOR P.B. # 99-3

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	ck # 484
AMOUNT PAID		CHECK	100.00
BALANCE DUE		MONEY ORDER	

BY Town Clerk

BY Dorothy H. Hansen

DATE 8/26/99 RECEIPT 134267

RECEIVED FROM All Family Trans, Inc.

Address One Hundred 00/100 DOLLARS \$ 100.00

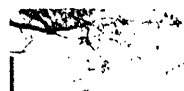
FOR P.B. # 99-3

Approved For

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	
AMOUNT PAID		CHECK	#589
BALANCE DUE		MONEY ORDER	

BY Town Clerk

BY Dorothy Hansen







Proposed 1991 Survey

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/10/1999

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 99-3

NAME: ALL FAMILY TRANSPORTATION, INC.  
APPLICANT: FODAY, SACCOH

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
11/10/1999	PLANS STAMPED	APPROVED
05/12/1999	P.B. APPEARANCE -PUB HEARING LA:ND APPR. COND . ALL VEHICLES ON PROPERTY TO BE REGISTERED - NEED SCREENING - . REMOVE TIRES PRIOR TO STAMPING.	
02/24/1999	P.B. APPEARANCE	SCHED. PH
02/18/1999	WORK SESSION APPEARANCE	SUBMIT
01/06/1999	WORK SESSION APPEARANCE	RETURN TO WS

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/10/1999

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 99-3

NAME: ALL FAMILY TRANSPORTATION, INC.

APPLICANT: FODAY, SACCOH

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	02/19/1999	EAF SUBMITTED	02/19/1999	WITH APPLICATION
ORIG	02/19/1999	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	02/19/1999	LEAD AGENCY DECLARED	05/12/1999	TOOK LEAD AGENCY
ORIG	02/19/1999	DECLARATION (POS/NEG)	05/12/1999	DECL. NEG DEC
ORIG	02/19/1999	SCHEDULE PUBLIC HEARING	/ /	
ORIG	02/19/1999	PUBLIC HEARING HELD	05/12/1999	PUB. HEARING HELDC
ORIG	02/19/1999	WAIVE PUBLIC HEARING	/ /	
ORIG	02/19/1999	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/08/1999

PAGE: 1

LISTING OF PLANNING BOARD FEES  
4% FEE

FOR PROJECT NUMBER: 99-3

NAME: ALL FAMILY TRANSPORTATION, INC.

APPLICANT: FODAY, SACCOH

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/05/1999	2% OF COST EST. \$12,100.0	CHG	242.00		
11/05/1999	REC. CK. #626	PAID		242.00	
		TOTAL:	242.00	242.00	0.00

*J. Zappala*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/05/1999

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 99-3

NAME: ALL FAMILY TRANSPORTATION, INC.  
APPLICANT: FODAY, SACCOH

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/19/1999	REC. CK. #485	PAID		750.00	
02/24/1999	P.B. ATTY. FEE	CHG	35.00		
02/24/1999	P.B. MINUTES	CHG	40.50		
05/12/1999	P.B. ATTY. FEE	CHG	35.00		
05/12/1999	P.B. MINUTES	CHG	63.00		
08/11/1999	P.B. MINUTES	CHG	22.50		
11/05/1999	P.B. ENG. FEE	CHG	334.50		
11/05/1999	RET. TO APPLICANT	CHG	219.50		
		TOTAL:	750.00	750.00	0.00

LR 11/5/99 CW



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY  
and PENNSYLVANIA

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640  
e-mail: mheny@att.net
- ☐ **Regional Office**  
507 Broad Street  
Millford, Pennsylvania 18337  
(570) 298-2765  
e-mail: mhopa@ptd.net

## **MEMORANDUM**

**(via fax)**

**4 November 1999**

**TO: MYRA MASON, P.B. SECRETARY**

**FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER**

**SUBJECT: ALL FAMILY TRANS SITE PLAN (P.B. # 99-3)**

I have received the contractor's quote for the single paving item for the subject site. This is not the format accepted by the Planning Board.

Notwithstanding the above, and in the interest of helping you close out the file, I have reviewed the site plan and have established the following recommended site bond amount.

Site Paving & Striping	\$ 9000
Handicapped Markings	\$ 100
Landscaping	\$ 1000
Remove drive, topsoil & seed	\$ 1000
Stockade fence	<u>\$ 1000</u>
<b>TOTAL</b>	<b>\$12,100</b>

Based on the above, the inspection fee of 2% would be \$242.

Attached is a time printout for the reviews by our office. Please contact me if you need any additional information.

Myra110499.doc

AS OF: 11/04/99

PAGE: 1

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 87 56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 99- 3

FOR WORK DONE PRIOR TO: 11/04/99

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
99-3	137441	01/06/99	TIME	MJF	WS	CLINTON TAXI S/P	75.00	0.40	30.00			
99-3	141716	02/18/99	TIME	MJL	WS	ALL FAMILY TRANS	75.00	0.40	30.00			
99-3	141399	02/23/99	TIME	MCK	CL	ALL FAMILY INC TRC	28.00	0.50	14.00			
99-3	142006	02/23/99	TIME	MJE	MC	ALL FAMILY TRANS	75.00	0.50	37.50			
									111.50			
99-3	143092	03/15/99				BILL 99-282					-111.50	
											-111.50	
99-3	148841	05/11/99	TIME	MJL	MC	ALL FAM TRANS S/P	75.00	0.40	30.00			
99-3	148297	05/12/99	TIME	MJE	MM	ALL FAM COND S/P APP	75.00	0.10	7.50			
99-3	148507	05/12/99	TIME	SAS	CI	ALL FAMILY/IRC	28.00	0.50	14.00			
99-3	148851	05/12/99	TIME	MJE	MC	ALL FAM TRANS S/P	75.00	0.20	15.00			
									66.50			
99-3	151037	06/14/99				BILL 99-615					-66.50	
											-66.50	
99-3	153206	07/01/99	TIME	MCK	CL	ALL FAMILY MEMO	28.00	0.50	14.00			
99-3	153335	07/01/99	TIME	MJL	FI	ALL FAM W/APP/MB	75.00	0.50	37.50			
99-3	154165	07/09/99	TIME	MJE	MC	CLINTON S/P ISSUES	75.00	0.40	30.00			
									81.50			
99-3	154236	07/15/99				BILL 99-683					-81.50	
											-81.50	
99-3	164810	11/04/99	TIME	MJF	MC	Fval site cost est	75.00	0.50	37.50			
99-3	164841	11/04/99	TIME	MJL	MC	ALL FAM CLOSOUT	75.00	0.50	37.50			
									75.00			
						TASK TOTAL			334.50	0.00	-259.50	75.00
									334.50	0.00	259.50	75.00
						GRAND TOTAL			334.50	0.00	259.50	75.00

TOTAL P.02

# Proposal

Page No. 1 Of 1 Pages

## **FRANK LANDER PAVING INC.**

278 Windsor Highway  
New Windsor, NY 12553-6908  
Phone & Fax (914) 561-2379

0420

PROPOSAL SUBMITTED TO  
**ALL FAMILY TAXI**

STREET  
**UNION AVE. AND BROWNING RD.**

CITY, STATE and ZIP CODE

PHONE  
**565-1616**  
JOB NAME

JOB LOCATION

FAX

DATE  
**9/22/99**

DATE OF PLANS

JOB PHONE

We hereby submit specifications and estimates for:

SCOPE OF WORK: ASPHALT PAVING

THIS CONTRACTOR WILL PERFORM THE FOLLOWING:

INSTALL ASPHALT PAVING AS SHOWN ON SITE PLAN AND STRIPE AS SHOWN.

COST: \$9,000.00

IF YOU HAVE ANY QUESTIONS PLEASE CONTACT RON LANDER, V.P.

**We Propose** hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

NINE THOUSAND 00/100.....DOLLARS (\$9,000.00)

Payment to be made as follows:

1/3 DEPOSIT UPON COMMENCEMENT, BALANCE DUE 30 DAYS FROM  
COMPLETION FINANCE CHARGES ASSESSED ON ALL BALANCES  
OVER 30 DAYS FROM INVOICE DATE 2% PER MONTH

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control, Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature \_\_\_\_\_

Note: This proposal may be  
withdrawn by us if not accepted within 30 days.

### ACCEPTANCE OF PROPOSAL -

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE  
SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED  
TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS  
OUTLINED ABOVE.

DATE OF ACCEPTANCE: \_\_\_\_\_

Print Name \_\_\_\_\_

Signature \_\_\_\_\_



RESULTS OF P.B. MEETING OF: May 19, 1999

PROJECT: All Family Trans.

P.B.# 99-3

**LEAD AGENCY:**

**NEGATIVE DEC:**

1. AUTHORIZE COORD LETTER: Y\_\_\_ N\_\_\_

M) 5 S) A VOTE: A 3 N 0

2. TAKE LEAD AGENCY: Y ☒ N\_\_\_

CARRIED: YES ☒ NO\_\_\_

M) 5 S) A VOTE: A 3 N 0

CARRIED: YES ☒ NO\_\_\_

Close WAIVE PUBLIC HEARING: M) 5 S) A VOTE: A 3 N 0 Closed WAIVED: Y ☒ N\_\_\_

SCHEDULE P.H. Y\_\_\_ N\_\_\_

SEND TO O.C. PLANNING: Y\_\_\_

SEND TO DEPT. OF TRANSPORTATION: Y\_\_\_

REFER TO Z.B.A.: M)\_\_\_ S)\_\_\_ VOTE: A\_\_\_ N\_\_\_

RETURN TO WORK SHOP: YES\_\_\_ NO\_\_\_

**APPROVAL:**

M)\_\_\_ S)\_\_\_ VOTE: A\_\_\_ N\_\_\_ APPROVED:\_\_\_\_\_

M) 5 S) A VOTE: A 3 N 0 APPROVED CONDITIONALLY: 5-12-99

NEED NEW PLANS: Y ☒ N\_\_\_

**DISCUSSION/APPROVAL CONDITIONS:**

<u>All Vehicles on property will be registered</u>
<u>Need screening</u>
<u>Need tires removed prior to stamp of approval</u>
<u>Mark to look at site to recommend screening</u>
<u>Need tires removed prior to stamp</u>

February 24, 1999

it up with him.

MR. PETRO: We're not really holding you up, you're operating.

MR. FODAY SACCOH: You are holding me up in a way because the city, the town cannot license me, town police cannot license me because of this.

MR. CLINTON: Plus they just had him over the coals on this permit use for each vehicle which he went through a ~~big argument~~ with the town with a lawyer and everything only for them to, you know, because he was in Newburgh first and they were charging him a hundred and some odd dollars a car, ~~now he comes to New Windsor, now New Windsor wants their piece of the action~~ and they are looking to charge him so much money for the car which ~~we found out wasn't a legal thing for them to do~~. ~~So this has been the political~~, not only political, but more of a financial nightmare to both of us and we'd like to really put this thing to bed tonight if we possibly can.

MR. PETRO: I don't disagree, but I think it's better for you, believe me when I tell you to have your public hearing and then you're really done, you did everything that you could possibly do. Somebody who might complain might not even come, you're completely out of the woods, gives everybody a chance to say what they want to say, then you're going to be really done and you're talking about a whole other month for the entire procedure. Right now, somebody's going to be sitting there and they say look, they've got these cabs going in, how did they get an approval they're going to be like this with their head, right, even if they don't have a good reason, they can come here and say what they want. I know you don't want to be held up but it's really not because he's operating and it's better for you in the end. I'm not trying, I'm trying to convince you that we're doing the right thing.

MR. CLINTON: I'm sure you are, don't get me wrong.

MR. PETRO: Little bit of landscaping.

ALL FAMILY TRANS INC. - S.P. (99-3) UNION & BROWNING ROAD

Mr. Frank Clinton and Mr. Foday Saccoh appeared before the board for this proposal.

MR. PETRO: Are you going to represent yourself?

MR. CLINTON: Yes, and the applicant, himself.

MR. PETRO: Let's see, this application proposes a taxi service and service repair garage on existing site. Application reviewed on the 24 February, 1999 Planning Board meeting. And we feel that it's permitted there by reducing the non-permitted use that was there, reducing the impact because it was a garage for so many years, that's less of a non-conforming use and that's why you're not before the Zoning Board.

MR. CLINTON: Correct.

MR. PETRO: Correct?

MR. EDSALL: Yes.

MR. PETRO: Why don't you tell us quickly again what we looked at last time, what your plans are one more time.

MR. CLINTON: Well, he's going to run it as a taxi and limousine service cut off the front. He's going to block off the front here and he's going to use the existing garage to work on his own vehicles plus he's going to take, you know, service work on vehicles but there wouldn't be any body work as it was before.

MR. STENT: The entrance is going to be coming in off Browning Road?

MR. CLINTON: Yes, the Town changed the address, it's no longer Union Avenue address, matter of fact, I called Bobby Rogers and asked if we had to move the mailbox. He says no.

MR. STENT: Browning Road address?

MR. CLINTON: Yes, Browning Road address, now they did that for 911 I believe is the reasoning for it.

MR. PETRO: We have fire approval on 4/27/1999 and highway approval on 4/20/1999.

MR. STENT: I think one thing we addressed at the last meeting is that the overflow vehicle storage area was going to be cars that were registered so it wasn't going to be turned into any type of a junk hazard. Didn't we talk about that?

MR. ARGENIO: I think we did.

MR. STENT: All vehicles on the property will be registered and have insurance, so we don't start storing cars with no plates.

MR. CLINTON: He runs a fleet of cars, if one needs a motor, if he puts it down, he puts another car on the road.

MR. STENT: We don't want to accumulate ten cars sitting back there that are dead.

MR. SACCOH: That's not going to happen.

MR. STENT: You get these cars, they start blowing motors, we start storing them in the back, next thing you know, we have a major problem. It is a permitted use granted by the Planning Board and I believe--

MR. PETRO: Ed, we can probably, the building department also or the fire department would be able to enforce that because you're only allowed one car on the property without a plate. So after a period of time, if they did start to accumulate.

MR. KRIEGER: On any property in the Town of New Windsor.

MR. PETRO: They can come and have them taken off. We have reviewed this a number of times, I'd like to open it up to the public so we can get some input and get some of the concerns, we had gone over the

buffering with some plantings and shrubbery and some woods there, I guess the natural tree line between the property lines, just want to get a feel so at this time, we're going to open it up to the public. On April 26, 1999, 13 addressed envelopes containing the attached notice of public hearing did go out 26th day of April, Deborah Green, notary public. If anyone would like to speak on behalf of the application, please be recognized by myself, come forward, state your name and address and concern.

MRS. STAMP: Can I do it from here? I've never been to a meeting, so you're going to have to excuse me. My name is Karen Stamp, I live at 59 Keats Drive, I don't know if these, I talked to two neighbors who got letters from the board, they regret not being here tonight, but they share my same views on this taxi business going into Browning Road. Should I read my letter or just kind of briefly--

MR. PETRO: Give us your opinion.

MRS. STAMP: Okay, I think that four reasons, safety, health, aesthetic and economic, as you're all aware, this property borders a residential neighborhood and is in close proximity to schools and the park. From a safety perspective, the residential neighborhood, the park, schools have many children, including my own daughter and her friends who are riding bikes and playing in the neighborhood and the park. It's my concern that having a taxi company located at this site will create an increase in traffic in and around the neighborhood, schools and parks which will pose a risk to the safety of these children. For health perspectives, I'm concerned about the carbon monoxide levels from idling cars maybe that will be worked on. I have observed a number of taxis, not necessarily their taxis, but taxis in the area that exhaust comes from, you know, the cars and it indicates to me that there are not properly maintained. And in addition to this, I'm also concerned about the fluid leaks such as oil or antifreeze on the ground which will be an environmental health hazard. Aesthetically speaking, having a number of taxis parking along one of the two entrances to the neighborhood will create an eyesore.

From an economic standpoint, if allowed, a taxi company located at the site in my opinion will lead to lower property values of the nearby homes. Lower property values will create an undue economic burden on the families who own these homes. Lower property values will negatively impact the assessable tax base in the Town on these homes. Please understand I'm not anti-business or anti-taxi. I have an understanding of the social and economic value a taxi business brings brings to our community. I'm opposed to locating a taxi company at this location. Thank you for allowing me the opportunity to speak.

MR. PETRO: We have to understand one thing here, this is probably not the best place in the world to have a taxi company for the building that's there. And the present use which is a garage, fix it up place, a mechanic garage, it's been there for how many years, Frank?

MR. CLINTON: Twenty something that I have it.

MR. PETRO: Which it's there by, it's grandfathered in, we can't change the use, matter of fact, believe it or not, we did go to court, is that correct?

MR. CLINTON: Several times.

MR. PETRO: And the Town was not successful in removing that business out of the residential zone. So when this applicant came to us, we thought it would be a less of an impact than if he wanted to open up a full scale mechanic's shop there with towing cars, maybe, I don't know about painting cars, that wouldn't have been permitted but--

MR. BABCOCK: Jim, he did have a permit.

MR. CLINTON: I had a buyer to buy the place to make it into a full paint shop.

MR. PETRO: So, obviously, that would not be as acceptable to you as maybe a taxi, so we have to go along with, he has a permitted use there by right so we're trying to have some form of a compromise here

between the applicant and the Town and we thought that this would be less of an impact than what he really could be doing with the property. And from that point, we're trying to, from a Planning Board perspective, to show some screening for concerns or the citizens around the property. Mr. Clinton also is adding a little landscaping in the front, we're trying to dress it up with the applicant to make it better. I don't know what else to tell you. Does it belong there in reality, no, it doesn't. I mean, it's not something that would be permitted today but it's been there for 25 years approximately, he has a right to be there, he was probably there before the homes were and it's kind of grown up around him.

MR. STENT: Before that, it was a big construction company there running diesel and heavy equipment out of the old place. He had all the excavators and dozers and front-end loaders, that was all before zoning came in, that's why this was grandfathered.

MR. PETRO: We're not telling you exactly what you want to hear.

MRS. STAMP: Can I ask a question? That property has a for sale sign by owner.

MR. CLINTON: I'm the owner.

MRS. STAMP: He's buying or renting?

MR. CLINTON: He's renting now, but he wants to buy, that's why we're here, he doesn't want to come across and buy it if he can't, you know.

MR. PETRO: If you can't use it.

MR. CLINTON: Where did you say you live?

MRS. STAMP: On Keats Drive, I'm practically right behind it, which is, I'm glad it's full summertime, because the trees come up, leaves come out and I love it because I can't see it because there's a lot of cars.

MR. CLINTON: It's got to be cleaned up, I assure you of that, I have been in that spot for over 20 years and are you new in the area?

MRS. STAMP: No, I've lived in my house for 14 years. When I moved in, I knew it was there, I was hoping for a miracle, that it would sell again.

MR. CLINTON: I was hoping somebody would want to buy it and put three houses on it, too, but that never materialized. As I was saying, if you go there and watch his operation, you know to be concerned about traffic, if his cars are there, he's not making any money. His cars are all out on the road. You'll see a few cars come in and out, you'll never see a traffic jam of cars trying to come in and out because I spent a lot of time there and I have been watching the way he does his business and if you spend the time in the day, just park there and watch, you'll see what I'm talking about, I mean, I don't know what else to tell you, but I'm trying to, I know it's not going to make you happy but we're going to try our best and as far as he tries to run a very good business, I mean.

MR. PETRO: Anybody else on a different subject, same application?

MR. STENT: I think we should close the public hearing.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing on the All Family Transit Inc. site plan on Browning Road.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. PETRO	AYE

MR. PETRO: At this time, I'd like to open it back up to the Planning Board, let's talk a little bit about the screening and the buffer zone between the properties. I know there's some growth there, I looked



at it myself and the building inspector went out yesterday and today and took a number of photos which we'll pass out to the members which show a lot of growth there and as the woman has told us that she can't really see it because it's grown up a little bit, but in the wintertime, I guess when the foliage goes away, that might not be the case. Is there any fencing along the property lines?

MR. CLINTON: On Browning Road there's fencing, there's none in the front. Now, we were talking about fencing, but I think Mark said they'd rather have some trees or something there, I forget where we left off on that and you were going to go out to the site and look at it.

MR. EDSALL: I don't recall, I think I did mention to you that whatever you could do as far as landscaping to make the place more presentable that would help.

MR. CLINTON: He wants to cut off the front of it because people that live in the development behind cut through every day, that's why, and they keep driving through the property rather than go down Browning Road so--

MR. STENT: So, in the back from Browning Road, looking at the back of the building right now Browning Road is going to be the entrance, we're no longer on Union Avenue?

MR. CLINTON: Yes.

MR. STENT: Picture's showing houses in the back, we can see very openly from the property, so we have to definitely have some screening put up there, even now.

MR. CLINTON: You're talking from the, let me see the pictures.

MR. ARGENIO: I think that's the west side of the site.

MR. EDSALL: Yes.

MR. CLINTON: Oh, yeah, there was a tree, they just took it down, you didn't see that house, the owner of

that house just took the tree down, there was a huge weeping Willow that totally blocked the view of his house.

MR. STENT: Very visible.

MR. CLINTON: That was his choice to take the tree down, we can plant another tree, I don't know.

MR. STENT: Well, I think Mr. Edsall would like to see some type of a tree planted there on that property, am I right?

MR. EDSALL: Well, I think the key is I think the Planning Board, if you have certain areas you're concerned about, we can work with him on some fencing or plantings to screen it.

MR. STENT: Fencing is down Browning?

MR. CLINTON: Not the whole length, it's where the shop area is there's fencing.

MR. PETRO: I see you're eliminating the curb cut on Union Avenue completely and going to have just the one entrance?

MR. EDSALL: It's a loop on Browning.

MR. PETRO: That will help the traffic problem a little bit because that was kind of close to the roadway.

MR. PETRO: I think we need to see some plantings along the property line.

MR. STENT: There's stored tires there too, Jim.

MR. CLINTON: Those will all be removed. The previous tenant that was there, Chip's Auto, had left all those tires and I have a, well, going to start an action against him, he was supposed to have them out of there, you know, it will be done.

MR. PETRO: We'll make that a condition of approval, in other words, the plans won't be stamped until the tires

are gone, it won't hold you up. If they're gone, we'll stamp it. One thing we have to get down pat is the type of screening, we need shrubbery on the west side, something with substance.

MR. EDSALL: The stretch along the west property line, but on the south end has a drainage easement along it, so I don't think you can plant in that drainage easement. But if there was some screening problems there, might be able to be accomplished with some fencing in specific areas.

MR. STENT: Isn't there on the southwest corner talking about Union Avenue side, right?

MR. EDSALL: Well, the stretch from Union Avenue to the north along that west property line question is is there any areas along that that need to be screened, if so, you can't plant within that drainage easement, you really would have to put a fence in.

MR. PETRO: That's 15 foot wide.

MR. ARGENIO: Seems as though based on the photographs there's greenery in that area.

MR. CLINTON: Well, it's just coming up now too like the summer's coming now, and it fills in.

MR. ARGENIO: I think the issue is further to the north.

MR. PETRO: Mark, can you take a look at the site and come up with an idea that may be acceptable to Mr. Clinton? Once you two agree on it, we can sign the plans, we'll do a conditional. Too vague?

MR. EDSALL: Well, it's difficult because it's somewhat subjective as to how we can satisfy all the property owners and I don't know if that's something that should be a condition rather than--

MR. STENT: Basically, we want greenery between all the houses and the property.

MR. CLINTON: Tall greenery?

MR. STENT: Two foot spruce trees.

MR. CLINTON: I'm laughing because here a guy cut down two trees that totally covered all his visibility, you know.

MR. SACCOH: Before we put any trees there, we need to ask that particular landowner.

MR. CLINTON: There's a rock wall back there, I mean, it's going to be a little difficult to plant.

MR. PETRO: We had discussed this once before and we, because there's a tree line there, it's quite green already, I don't know, just some plantings.

MR. CLINTON: That isn't going to do it.

MR. STENT: But my concern would be on the Browning Road side.

MR. CLINTON: That's no problem, I believe a fence would be the best way to go, a fence to the driveway, stop it, leave it open where the driveway is and continue to fence the other driveway.

MR. STENT: What about small shrubs?

MR. PETRO: Four footers, something of that nature along the fence.

MR. STENT: So you can maintain it, cut the grass down so it looks pretty with the fence in the background.

MR. SACCOH: How high is the fence supposed to be?

MR. PETRO: Six foot would be your highest that you can go without a variance.

MR. BABCOCK: Not here, Jim, he's on a corner lot so the maximum he can go is four foot.

MR. CLINTON: That's the maximum?

MR. BABCOCK: Yes.

MR. BABCOCK: I think if he cleans the place up, gets rid of the tires and neatens the place up which he's been doing now, I think he intends on doing, fencing the whole thing in and boxing it in.

MR. EDSALL: It's going to look like a junk yard. It's cleaned up and landscaped and kept in order, maybe that is the best improvement.

MR. PETRO: Some shrubbery along the roadway.

MR. CLINTON: No problem.

MR. PETRO: Get the place cleaned up.

MR. CLINTON: Just tell me what you're looking for and we'll accomplish it, you know, we're trying to appease everybody and that's why I'm saying I know there's a lot of trees in the back over there.

MR. STENT: Well, Mark, you've got a pretty good handle on it.

MR. EDSALL: If you're looking to landscape it and there's a condition that all the waste material has to be removed and place to be cleaned up, that's pretty clear.

MR. PETRO: That's what we're going to do because we're belaboring this now, we're not getting anywhere.

MR. STENT: Make a motion we grant final approval to All Family Transit Inc. subject to Mark's comments and review with the applicant.

MR. ARGENIO: Second it.

MR. PETRO: You know what, we need lead agency first and then negative dec.

MR. STENT: So I withdraw that motion. Make a motion we declare lead agency.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the All Family Transit Inc. site plan. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. PETRO	AYE

MR. STENT: I think we're making a bad situation better what we're doing here, so I feel we can declare negative dec.

MR. ARGENIO: Second it.

MR. PETRO: Motion has made and seconded that the New Windsor Planning Board declare negative dec on the All Family Transit Inc. site plan on Browning Road and Union Avenue. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. PETRO	AYE

MR. PETRO: Before we go to the final approval, I have one question to ask Mr. Clinton because it's a matter of record, I took it off the minutes of the last meeting which were here, you said that there was a big rigamarole to come to the Town and go through all this. Now he comes to New Windsor, they want their piece of the action and we found out it wasn't, this is more of a political item and I just wanted to ask you like what did you really mean by that, what were you--

MR. CLINTON: Well, years ago, I've had a lot of

trouble with the Town over the years and quite a lot of trouble, I mean, I was harassed constantly. I've been in and out of this court, Mike will tell you, for the last 20 years over really whenever the Town hired somebody new, all of a sudden, I was the scapegoat, the guy come over and this guy Finnegan and a couple other people so this is the first time that I felt comfortable with a board. I'm serious about that.

MR. PETRO: Town Board and the Planning Board?

MR. CLINTON: Right. Now, with you people right now this Town has never made anybody feel comfortable, never. And as a tax payer, I felt I was treated, you know, like somebody that just walked in off the street. And I have two properties in this Town, my home and my business, and I pay taxes on both properties, the fullest, just like everybody else, and I never, never was treated good in this Town, never, until we just went through this undertaking. No, I was at the point of suing the Town and I went through a lot of problems and thank God it's all behind me.

MR. PETRO: It wasn't directed to anybody in particular?

MR. CLINTON: No.

MR. PETRO: Thank you for your answer. With that, I'll entertain a motion for final.

MR. STENT: Make a motion we grant final approval to the All Family Transit Inc. with the subject-to's that Mark read into it before.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board grant final approval to the All Family Transit Inc. site plan on Browning Road and Union Avenue. Is there any further discussion from the board members? And this is with the subject-to's we're going to do some plantings and clean up the property a hundred percent and the way we're going to enforce it, this plan will not be signed by Mr. Stent or myself

May 12, 1999

28

until that's taken place and once it has been stamped and you have your final approval but we're going to approve it subject to that taking place.

MR. CLINTON: Got it.

MR. PETRO: Roll call.

ROLL CALL

MR. ARGENIO                      AYE

MR. STENT                        AYE

MR. PETRO                        AYE

MR. CLINTON: Thank you.



5-12-99

I want to thank the New Windsor Town Board for allowing me the opportunity to be heard on this issue.

My name is Karen Stamp and I received a letter about this meeting to address the proposed use of the property located at 452 Union Ave  
(ALL Family TRANS. Inc.)

For the record, I am opposed to the use of this property as the home for a taxi company for four reasons: Safety, Health, Aesthetic and Economic.

As you are all aware, this property borders a residential neighborhood, and is in close proximity to the San Giacomo Park, the Heritage School and the Temple Hill School.

From a safety perspective, the residential neighborhood, the park and the schools have many children, including my own daughter and her friends, who are riding bikes and playing in the neighborhood and the park. It is my concern that having a taxi company located at this site will create an increase in traffic, in and around the neighborhood, schools and parks, which will pose a risk to the safety of these children.

From a health perspective, having a taxi company located at this site may increase the levels of carbon monoxide in the air from taxi's idling at the property. OSHA and the American Conference of Governmental Industrial Hygienists have determined Permissible Exposure Limits and Threshold Limit Values for exposure to carbon monoxide, and they warn of health risks associated with long term exposure to carbon monoxide.

I have also observed a number of taxi's driving around our town with blue smoke coming from the exhaust pipe, indicating that the taxi's may not be properly maintained. In addition to an increase in carbon monoxide levels if the cars are not properly maintained, the potential exists that these cars may leak fluids such as oil or

antifreeze. If so, over time these fluids will seep into the ground, creating an environmental health hazard in the neighborhood.

Aesthetically speaking, having a number of taxi's parked along one of the two entrances to the neighborhood will create an eyesore.

One of the persons involved with this business is a local property owner who let his residential yard go into a state of complete disrepair, including having an above the ground pool collapse in the rear yard which was left there rusting away for a number of years. If this is the way they have shown they will take care of a residential property I can only imagine how poorly the business property will be taken care of.

From an economic standpoint, if allowed, a taxi company located at this site will, in my opinion, lead to lower property values of the near by homes. Lower property values will create an undue economic burden on the families who own these homes. Lower property values will also negatively impact the assessable tax base of the town on these homes.

Please understand, I am not anti business, or anti taxi companies. I have an understanding of the social and economic value a taxi company brings to our community. I am, however, opposed to locating a taxi company at this location.

Thank you for allowing me this opportunity to be heard.

Thank you,  
Cary & Karen Stamp  
59 Reato Drive  
New Windsor NY 12553



1763

WALTER C. KOURY  
Chief of Police

# TOWN OF NEW WINDSOR

## POLICE DEPARTMENT

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

Telephone: (914) 565-7000 • Fax: (914) 563-4694



TO: SUPERVISOR MEYERS

FROM: CHIEF KOURY *WCK*

DATE: DECEMBER 2, 1998

SUBJECT: TAXICAB LICENSE APPLICATION

Attached please find a copy of (1) of (11) taxicab license applications, which I received, yesterday from Mr. Foday B. Saccob.

In my review of said applications, I noted his business address of 24 Cimorelli Drive, New Windsor. Upon speaking to Ass't Fire Inspector McDonald, he advised me that this business is not permitted unless Mr. Saccob receives a variance from the Zoning Board of Appeals.

A copy of my letter to Mr. Saccob advising him of the appropriate action to take in this matter is attached for your reference.

Cc: Ass't Fire Inspector McDonald  
Planning Board Sect'y Mason ✓



1763

WALTER C. KOURY  
Chief of Police

# TOWN OF NEW WINDSOR

## POLICE DEPARTMENT

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

Telephone: (914) 565-7000 • Fax: (914) 563-4694



December 2, 1998

Mr. Foday B. Saccob  
24 Cimorelli Drive  
New Windsor, N.Y. 12553

Dear Mr. Saccob:

I am in receipt of (11) applications for taxicab licenses submitted to my office December 1, 1998.

I note in your applications that your business is operated from your residence at 24 Cimorelli Drive. I have been informed that to do so is a violation of the zoning laws of the Town of New Windsor. As such, no further action will be taken on your taxicab applications until such time as I am advised that all laws are complied with.

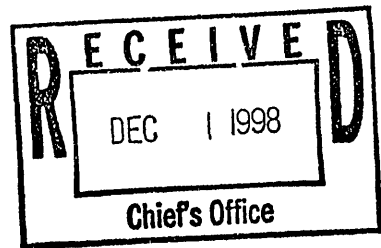
For additional information, you may wish to contact the secretary to the New Windsor Planning Board, Ms. Mason. She can be reached at 563-4615.

Very truly yours,

Walter Koury  
Chief of Police

Cc: Town Supervisor Meyers  
New Windsor Planning Board; Ms. Mason

TOWN OF NEW WINDSOR, N.Y.  
TAXICAB LICENSE APPLICATION



Owner's Name: Foday B. Saccoh.  
Age: 50 yrs.  
Residence: 24 Amorelli Dr New Windsor N.Y. 12553.  
Citizen of U.S.: No  
Business Name: All-Family Trans, Inc.  
Address: 24 Amorelli Dr. New Windsor N.Y. 12553.

Business Telephone: (914) 565-1616.

If Corporation, Name of Officers: Foday B. Saccoh.  
Owner + Manager.

Previous experience in taxicab business: Toni's Taxi

Names of Business managers: Foday B. Saccoh  
Presi. + Manager

Vehicle to be licensed: (if more than one, use separate application):  
Year: 89  
Make: Buick  
Model: Park Ave.  
Factory (VIN) number: 1G4CW5409151660060.  
License Plate #: 30760X  
Manufacturers recommended seating capacity: 05  
Number of doors on vehicle: 4 DSD.

Name of two (2) References who have known you for over one (1) year: Nicholas J. Marcantonis  
John A. [Signature]

Applicant is responsible for causing the above-named references to forward a letter of reference to the Town of New Windsor stating:

1. Length of time reference has known you.
2. Verify your reputation for sobriety.
3. Verify your reputation for honesty.
4. Verify your reputation for general good character.

Approve: \_\_\_\_\_  
Disapprove: \_\_\_\_\_

\_\_\_\_\_  
Chief of Police  
Town of New Windsor, N.Y.

\_\_\_\_\_  
Date:



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
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- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

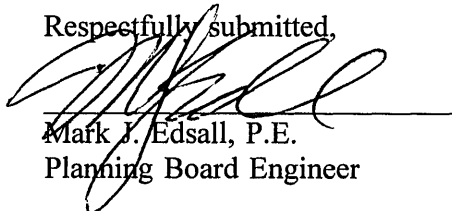
**REVIEW NAME:** ALL FAMILY TRANS, INC. SITE PLAN  
**PROJECT LOCATION:** BENET (BROWNING) ROAD AND UNION AVENUE  
SECTION 4-BLOCK 1-LOT 47.3  
**PROJECT NUMBER:** 99-3  
**DATE:** 24 FEBRUARY 1999  
**DESCRIPTION:** THE APPLICATION PROPOSES A TAXI SERVICE WITH  
SERVICE REPAIR GARAGE ON THE EXISTING SITE.

1. Currently, the site is (to my understanding) a service repair garage and auto body shop. This is an existing non-conforming use in the R-4 Zoning District. The Applicant proposes a change in non-conforming uses, to one of a more restricted nature (which is regulated under Section 48-24).

The Planning Board discussed this application as part of a presubmission conference. I believe the plan as submitted is consistent with the discussions at that meeting. The Board should review the plan submitted and determine if additional information is required concerning landscaping, screening, lighting, etc.

Once the Board has completed the initial review of this application and determines what, if any, additional provisions are appropriate for this site, I will be pleased to review same and work with the Applicant toward completion of this site plan.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:ALLFAM.mk

DISCUSSION

CLINTON, FRANK

MR. PETRO: Other discussion items, Mike, you have something that you want to discuss?

MR. BABCOCK: Yeah, I asked Frank Clinton to come in tonight. As you know, he went through the process of the planning board for a taxi and repair shop at the former Chip's Auto Body and the board voted to approve it subject to a few things and we have met with the applicant that was buying the property and we came to the end result and now, Mr. Clinton's telling me that he's lost him as a buyer. He has a new purchaser which we feel is somewhat in the same area of what he got his approval for and we have to change all the paperwork. We have to change the file. We have to change, you know, cause now it's going to be a new person. What I'd like to do is have Mr. Clinton explain to the board what the new tenant's going to do. If the board feels it's within the same or has to go back for a reapproval or if there's any changes that the board will want.

MR. PETRO: What type of business is the new guy?

MR. CLINTON: He does auto repairing for handicapped people and he teaches handicapped people how to become mechanics and do auto repairs and it's a State, the guy works for the State. He works for Governor Pataki's office from what he's telling me, you know, and it's like a State kind of situation.

MR. BABCOCK: Your plan that you have already stamped approved says taxi business with repair, okay.

MR. PETRO: Was it repair prior to the taxi business?

MR. BABCOCK: Yes, it's always been repair. What the board feels that the taxi service and the repair was less of a use than what's ever been there which was a body shop and that seemed to be the problem of the surrounding areas as the body shop.

MR. PETRO: No body work?

MR. CLINTON: No, I made that very clear.

MR. PETRO: Spray booth?

MR. CLINTON: Nothing, no body work at all.

MR. BABCOCK: The guy that was going to do the taxicab business was going to service his own, when he came back, he's going to do repair.

MR. PETRO: Seems that you have, you removed the body shop part of the whole scenario which made the bad situation better and you're still going to be doing repair, I don't really see it as a problem.

MR. STENT: Can I get an explanation what he's going to be doing?

MR. CLINTON: It's going to be auto repairs, but what, what he's explaining, I'll bring him down for a workshop.

MR. STENT: I think he's going to building handicapped vehicles, he'll take a van and maybe lift the roof.

MR. CLINTON: I used to do that, I've done that when I first started.

MR. STENT: That's body shop work.

MR. CLINTON: No, body shop to me is if you're going to do any painting and cleaning.

MR. STENT: Cut the roof off, put the wheel lift in, you're going to send it out without doing a paint job where you put it on?

MR. CLINTON: Roofs come colored already anyway, he's not going to do that. He's telling me he's going to have a mechanic there and that mechanic is going to train handicapped people to become mechanics, plus allow them to work on their cars or train them on their cars.



MR. STENT: He's not going to do no repair?

MR. CLINTON: Yes, he's going to do repairs. Fella that's there has to make a living while he's there, this is being sponsored by the State, I'd like to bring him by and let him explain.

MR. STENT: I think that would be a good idea.

MR. CLINTON: No, no, he's willing to explain it.

MR. STENT: He's willing to come in?

MR. CLINTON: Sure, sure, the guy is willing. Matter of fact, he wants to do that.

MR. EDSALL: Just one thing, from my understanding, from speaking with Mike and comments from Mr. Clinton, they also intend to comply with all the site improvements and the requirements that you asked for on the previous approval, so that's still on the table.

MR. CLINTON: I have told him the things that have to be done.

MR. BABCOCK: We'll get him to fill out a new application, go to a work shop, get him back in front of the board, let them explain to the board exactly what they are going to do and then we'll go from there.

MR. PETRO: Why does he need a new application?

MR. STENT: I'd just like to have him come in and explain what he's going to do as far as repair work.

MR. EDSALL: Want to work under the old application, just have him submit a narrative that explains what they are going to do, ask them to create a narrative explaining what they're going to do.

MR. KRIEGER: What I hear the board saying is written narrative or not, they want to actually see and talk to him?

MR. EDSALL: Yes, but what I'm saying--

MR. KRIEGER: Written narrative will not take the place.

MR. BABCOCK: We'll put him on a discussion and we'll get the paperwork changed to whatever Myra needs.

MR. EDSALL: I would suggest that they take the time to prepare a narrative that would give you something to look at. You can have questions in addition to his presentation cause that helps get the record clear.

MR. PETRO: So photos of something he's done or what he plans on doing.

MR. ARGENIO: Mr. Clinton, the original application is in your name?

MR. CLINTON: No.

MR. BABCOCK: That's the problem.

MR. CLINTON: I can get a paper from this guy turning it over to me. I can do that.

MR. PETRO: He must of signed the proxy still as the owner.

MR. BABCOCK: Ten years from now, we want to be able to open up the file and understand what it meant when there is not a taxi business there and that's what it was approved for.

MR. KRIEGER: This prior, the prior applicant taxicab wasn't a corporation, that was an individual, is that correct?

MR. CLINTON: Yes.

MR. KRIEGER: I am correct?

MR. CLINTON: Yes.

MR. KRIEGER: If you can get a letter from him assigning to you any rights that he may have, the

planning board can put it in the record, then they know it's all, you're not only the reputed owner, you're everything, leave it with you and if a tenant, they still want to talk to the tenant.

MR. PETRO: If you don't want to do that, make a new application, then it's in your name and you can do what you want.

MR. BABCOCK: We may wind up doing that, Jim.

MR. CLINTON: Whatever's going to be easier.

MR. PETRO: Being it's a sticky situation, I think you should do that. It won't cost you anymore or hold you up any.

MR. BABCOCK: It's the same thing if you get the approval on the one you have now costs you \$100, if you make new application, it's \$100.

MR. PETRO: Put it in your own name.

MR. CLINTON: But I just want the board to know all the tires were removed, there was 602 tires in the yard.

MR. PETRO: You didn't dump them on my property somewhere, did you?

MR. CLINTON: Somewhere, and I had a dozer come in there, clean all the weeds.

MR. STENT: It looks good.

MR. CLINTON: Cleaned that all up so I'm trying to make a good effort to get this thing to where we want it and I think this guy from what he's telling me and what he's explaining this looks like a good deal for both of us.

MR. STENT: Thank you.

MR. PETRO: Very good, thank you for your time.

MR. CLINTON: Thank you.



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**REVIEW NAME:** ALL FAMILY TRANS, INC. SITE PLAN  
**PROJECT LOCATION:** BENET (BROWNING) ROAD AND UNION AVENUE  
SECTION 4 - BLOCK 1 - LOT 47.3  
**PROJECT NUMBER:** 99-03  
**DATE:** 12 MAY 1999  
**DESCRIPTION:** THE APPLICATION PROPOSES A TAXI SERVICE WITH  
SERVICE REPAIR GARAGE ON THE EXISTING SITE. THE  
APPLICATION WAS PREVIOUSLY REVIEWED AT THE  
24 FEBRUARY 1999 PLANNING BOARD MEETING.

1. I have reviewed the latest plans submitted by the Applicant. I am aware of no outstanding issues with regard to this application. One new question which has been identified is relative to the proposed trees along the southerly corner of the property. The specific requirements (i.e. type, height, caliper, etc.) should be called for on the plan and agreed to by the Planning Board.
2. The Planning Board should verify the status of SEQRA for this application and take any appropriate steps to move through this procedure.
3. Once the public has had the opportunity to comment during this hearing, I will be pleased to review any new issues identified, as deemed necessary by the Planning Board.

Respectfully submitted,

A handwritten signature in cursive script that reads 'Mark J. Edsall'.

Mark J. Edsall, P.E.  
Planning Board Engineer

MJESh

A:famil512.sh



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY  
and PENNSYLVANIA

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640  
e-mail: mheny@att.net
- ☐ **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhepa@ptd.net

1 July 1999

**MEMORANDUM**

**TO:** James Petro, Planning Board Chairman

**FROM:** Mark J. Edsall, P.E., Planning Board Engineer

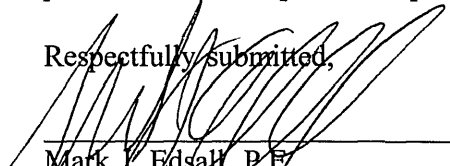
**SUBJECT:** ALL FAMILY TRANS SITE PLAN  
FIELD EVALUATION - NECESSARY SCREENING  
NEW WINDSOR PLANNING BOARD NO. 99-3

On the afternoon of 30 June 1999, the undersigned and Town Building Inspector Michael Babcock met with property owner Frank Clinton and Applicant Foday Succoh at the subject site to review the requirements for screening at the rear of the existing building. After a field review, it was agreed that the Applicant would install 6' high stockade fencing along the stone wall at the rear of the building, within an "open area" between two tree clusters. Generally, this area extends from approximately the middle of the existing building to a tree cluster to the right of the existing building. Both Mr. Clinton and Mr. Succoh agreed to perform this screening as an obligation of the site plan.

While on the site, Mike Babcock also advised that the unregistered vehicles must be removed from the site. The property owner and Applicant advised us that the waste automobile tires had all been gathered and were loaded in a truck and scheduled for disposal.

We advised Mr. Succoh to contact us once the site was in progress or completed, such that we could perform a follow-up site completion review.

Respectfully submitted,

  
Mark J. Edsall, P.E.

Planning Board Engineer

cc: Michael Babcock, Town Building Inspector

MJEmk

A:7-1-E.mk

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/12/1999

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 99-3

NAME: ALL FAMILY TRANSPORTATION, INC.

APPLICANT: FODAY, SACCOH

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	04/20/1999	MUNICIPAL HIGHWAY	04/30/1999	APPROVED
REV1	04/20/1999	MUNICIPAL WATER . THERE IS WATER TO PROPERTY - . NOTIFY WATER DEPT.	04/27/1999	APPROVED NOT IN USE - ANY CHANGES -
REV1	04/20/1999	MUNICIPAL SEWER	/ /	
REV1	04/20/1999	MUNICIPAL FIRE	04/27/1999	APPROVED
ORIG	02/22/1999	MUNICIPAL HIGHWAY	04/20/1999	SUPERSEDED BY REV1
ORIG	02/22/1999	MUNICIPAL WATER	04/20/1999	SUPERSEDED BY REV1
ORIG	02/22/1999	MUNICIPAL SEWER	03/15/1999	APPROVED
ORIG	02/22/1999	MUNICIPAL FIRE	04/20/1999	SUPERSEDED BY REV1

AFFIDAVIT OF  
SERVICE  
BY MAIL

AFFIMAIL.PLB - DISC#1 P.3.



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (914) 563-4631  
Fax: (914) 563-4693

## Assessors Office

March 31, 1999

Mr. Foday B. Saccob  
452 Union Ave  
New Windsor, NY 12553

Re: Tax Map Parcel # 7-1-6

Dear Mr. Saccob:

According to our records, the attached list of property owners that are abutting to the above referenced parcels

The charge for this service is \$25.00, minus your deposit of \$25.00. There is no further balance due.

Sincerely,

A handwritten signature in cursive script that reads "L. Cook".

LESLIE COOK  
Sole Assessor

/ev  
Attachments

CC: ~~Pat Barnhart, ZBA~~  
Myra Mason, Planning Board



Gary D. & Karen A. Stamp ✓  
59 Keats Dr.  
New Windsor, NY 12553

Anthony & Shirley Ferraiulo ✓  
11 Cimorelli Dr.  
New Windsor, NY 12553

Michael J. & Dina C. McLaren ✓  
13 Cimorelli Dr.  
New Windsor, NY 12553

Roland G. & Betty M. Nasser ✓  
22 W 15<sup>th</sup> St. 22A  
New York, NY 10011-6848

Frank & Sally Clinton ✓  
5 Browning Rd.  
New Windsor, NY 12553

Richard & Nancy L'Estrange ✓  
26 Cimorelli Dr.  
New Windsor, NY 12553

Victor & Gloria Sanchez ✓  
57 Keats Dr.  
New Windsor, NY 12553

Sava & Anna Toromanides ✓

61 Keats Dr.  
N.W.

8 List

5 Town

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13 Mailed

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on WEDNESDAY MAY 12, 1999 at 7:30 P.M. on the approval of the proposed SITE PLAN (~~Subdivision of Land~~)\* (Site Plan)\* OF ALL FAMILY TRANS, INC. located 452 UNION AVENUE (S-B-L: 4-1-47.3) Map of the (~~Subdivision of Land~~)(Site Plan)\* is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: 4/20/99

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.

Chairman

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NOTES TO APPLICANT:

- 1). \*Select Applicable Item.
- 2). A completed copy of this Notice must be approved prior to publication in The Sentinel.
- 3). The cost and responsibility for publication of this Notice is fully the Applicants.

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ALL FAMILY TRANSPORTATION, INC. SITE PLAN (99-3)

Mr. Frank Clinton appeared before the board for this proposal.

MR. CLINTON: As per your request, we got a site plan drawn up and I believe the fellow was in contact with Mike while he was doing this, is that correct?

MR. BABCOCK: I think Mark.

MR. EDSALL: Probably me.

MR. CLINTON: So apparently he did what was asked for.

MR. LANDER: Existing well on this property?

MR. CLINTON: It's abandoned. I got city water.

MR. LANDER: City sewer?

MR. CLINTON: City sewer and gas.

MR. CLINTON: As we spoke to, it's of a less impact than what it was prior.

MR. LANDER: You're going to close the entrance off here to Union Avenue, I think that's a good idea.

MR. CLINTON: Yes, we had a couple accidents out there the way it sits down and the guy leaps out.

MR. LANDER: You've got two out onto Browning Road.

MR. CLINTON: That's plenty.

MR. LUCAS: For 911 purposes, is it Browning or is it Bennett?

MR. CLINTON: Good question. What does this thing say, Bennett, I believe that's the latest name.

MR. PETRO: 5 Browning Road, New Windsor.

MR. CLINTON: Now it's called Browning?

MR. MASON: Yes.

MR. LANDER: There's a trailer right behind here, is that going to stay?

MR. CLINTON: That will be gone once we get organized, I'm giving that away.

MR. PETRO: Mark, you haven't really like reviewed this at a workshop, have you?

MR. EDSALL: Yes, what I did at the workshop was anything that the board discussed at the presubmission conference and the notes that I had from the original workshops, we made sure that the plans had all the information.

MR. PETRO: So this is acceptable from an engineering standpoint?

MR. EDSALL: Yes, basically, I'm treating it as an existing site that you are trying to make some improvements on. And everything that was raised at the presubmission conference and at previous workshops is on the plan. If there's something in addition you need, that's fine, but at this point, they have addressed everything we've talked about. But again, it's not a new site so I'm not treating it as a new site.

MR. PETRO: You're only going to have the entrance on Browning Road?

MR. CLINTON: Right, we're going to do away with the one in the front that was always a problem and creates a problem to him cause people U-turn all the time so right now, he's blocking it off with a car.

MR. STENT: Plant any shrubs or trees on Union?

MR. CLINTON: Well, the original plan put some fencing up around there.

MR. STENT: On Union Avenue, not fencing, I don't know

about fencing. Like to see trees.

MR. CLINTON: Well, whichever, I mean it's--

MR. PETRO: I think we're going to have a public hearing for this, obviously.

MR. CLINTON: We are?

MR. PETRO: Well--

MR. CLINTON: I don't see why, you know.

MR. EDSALL: I don't know that it's required, it's not as if it's a special permit use or something that has a mandated public hearing, it's really at the board's discretion, I would think.

MR. PETRO: Just out of common sense, let's think about this, how are we going to have a taxi company in the middle of an R-1 zone?

MR. BABCOCK: R-4.

MR. PETRO: R-4, all singling family homes and not have a public hearing? Can you imagine? Do you know what it's going to be like here?

MR. LANDER: I think you're right, people have lived behind there, there's nobody that lives across the street, but there are residents behind this directly behind this, I think that the taxi business would be less of an impact.

MR. PETRO: I'm not disagreeing with that.

MR. LANDER: Only because taxis aren't there most of the time.

MR. PETRO: I think we owe it to the public to say that to keep it calm here so it doesn't blow up out of proportion, this would be the forum to do that.

MR. LANDER: Yes, you would be inviting a firing squad if you didn't have a public hearing.

MR. BABCOCK: I can't see where the public hearing would hurt anything, it's only going to take some time for the applicant, but the people coming in to voice their opinions, just because they do or may or may not want a particular use, you have a right to use your property, if they have good concerns, then yeah, they need to be addressed.

MR. CLINTON: I went through this several years ago and because of two people, two people that came to a public hearing when I was trying to put up the medical building shot the whole project down for two people.

MR. LANDER: What year was that, '80's?

MR. CLINTON: Yeah and it cost me a lot of money.

MR. PETRO: It would be hard for anybody to shoot this down because you're grandfathered here, but they could come in and say look, I live right here, do you mind putting up a couple trees, they get to see you and talk to the board, I think overall it's a good idea.

MR. LANDER: They might say Frank, get rid of the trailer behind the building, it's an eyesore.

MR. PETRO: Somebody can't come in and say they don't want it, first of all, legally, I doubt that's going to happen because you're there by permitted right, but it's still up to us at this forum to have a chance to tell the people what you're doing there.

MR. CLINTON: Well, he's been in operation there for now almost a year and has the town received any complaints to the fact that there's a cab business there?

MR. LUCAS: Mike, has there been any complaints?

MR. BABCOCK: Not to my knowledge. I know Bob Rogers has been talking with the gentleman, I think only basically cause he's here and we're waiting for him to get this approval, you know, if he's not successful in getting this approval, then we're going to have to take

it up with him.

MR. PETRO: We're not really holding you up, you're operating.

MR. FODAY SACCOH: You are holding me up in a way because the city, the town cannot license me, town police cannot license me because of this.

MR. CLINTON: Plus they just had him over the coals on this permit use for each vehicle which he went through a big rigamarole with the town with a lawyer and everything only for them to, you know, because he was in Newburgh first and they were charging him a hundred and some odd dollars a car, now he comes to New Windsor, now New Windsor wants their piece of the action and they are looking to charge him so much money for the car which we found out wasn't a legal thing for them to do. So this has been the political, not only political, but more of a financial nightmare to both of us and we'd like to really put this thing to bed tonight if we possibly can.

MR. PETRO: I don't disagree, but I think it's better for you, believe me when I tell you to have your public hearing and then you're really done, you did everything that you could possibly do. Somebody who might complain might not even come, you're completely out of the woods, gives everybody a chance to say what they want to say, then you're going to be really done and you're talking about a whole other month for the entire procedure. Right now, somebody's going to be sitting there and they say look, they've got these cabs going in, how did they get an approval they're going to be like this with their head, right, even if they don't have a good reason, they can come here and say what they want. I know you don't want to be held up but it's really not because he's operating and it's better for you in the end. I'm not trying, I'm trying to convince you that we're doing the right thing.

MR. CLINTON: I'm sure you are, don't get me wrong.

MR. PETRO: Little bit of landscaping.



MR. LUCAS: What I disagree with is if it's a permitted use then why then it's our discretion, it's not saying that because it's--

MR. PETRO: It's a permitted use but it's a change of use as long as we have a change of use, we can determine what we need to do.

MR. EDSALL: Just for the record, it's not a permitted use, you've got one non-conforming use which has changed to a another non-conforming use and the only reason you're allowed to consider a non-conforming use, new non-conforming use is because your determination that it's one of a more restrictive nature in your opinion and the code allows you to do that, but it's obviously not a permitted use, just, I don't want the record to say that.

MR. PETRO: It's not that it's a permitted use, but it's a non-conforming use that's been there for a long time and we recognize that we're not disputing that, you know, what this goes back to, this is maybe a crazy thing when you're a kid growing up and your father said to you you're going to do it because I told you to do it, but you want to do just the opposite, right?

MR. CLINTON: Of course.

MR. PETRO: But in the end if he sat down and talked with you for five minutes, you figured he was right. That's what we're going to do. Matter of fact, that is what we're going to do. But I know like five years from now you'll be very happy that you had a public hearing cause everybody will be your friend especially when you put in the landscaping and flag pole and do everything nice.

MR. STENT: Make a motion we have a public hearing.

MR. PETRO: Motion on the floor. Is there a second?

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the Planning Board hold a public hearing for the All Family

Transportation Inc. site plan. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. EDSALL: Just a suggestion, since the plan's going to come back to you and is going to be viewed by the public, if the board has anything they want to add to the plan, let us know now.

MR. STENT: I think there should be the landscaping we should be looking at trees.

MR. PETRO: Something in the front.

MR. STENT: I don't know what it looks like in the back where the neighbors' buildings are.

MR. CLINTON: That's like wooded, well, it's a lot with trees, there's plenty of trees in between.

MR. STENT: You have a nice berm, that's good.

MR. CLINTON: There's a stone wall that goes down the property and there's all trees.

MR. STENT: So the neighbors don't have to worry about looking out the back windows at cars being stored?

MR. CLINTON: No and it's, they are here and we're low so when stuff is parked, you can't even see it.

MR. STENT: Visualize yourself living on the other side.

MR. CLINTON: I've done that over the years and did certain things accordingly, I moved cars at one time and I leveled the land in the back with a dozer and we did several things to try to--

MR. LANDER: There's a fence along Browning Road?

MR. CLINTON: Yes.

MR. LANDER: That's only on part of that?

MR. CLINTON: Yeah, which has to be replaced.

MR. PETRO: Can you show the lighting that's presently there?

MR. CLINTON: Lot of lighting that doesn't face any neighbor's property.

MR. PETRO: Put it on the plan. Who drew these plans for you?

MR. CLINTON: Tectonic, Charlie Brown.

MR. PETRO: Mark, lighting and flow of drainage so we know.

MR. CLINTON: It goes into the thing behind the building coming from the street that goes under the property and comes out to a catch basin.

MR. PETRO: So that might be low enough to find, just want to be able to go over a couple things, everybody can see that we've done our homework a little bit, hopefully be done with it, put it to bed and he's good for the rest of his life. Did I say drainage? I meant landscaping in this area is paramount.

MR. CLINTON: There's trees right here.

MR. LANDER: Frank always had some sort of trees.

MR. PETRO: How about here by Salinski (phonetic)?

MR. CLINTON: Around the whole property there's a tree line.

MR. PETRO: So Mark, anyway, just check on the landscaping, existing lighting.

MR. EDSALL: And existing fence, Ron mentioned and there's a trailer to be removed, might as well call that out on the plan.

MR. CLINTON: It's not on the plan.

MR. EDSALL: Well, call at least the note that the trailer on the site will be removed.

MR. PETRO: Once you get the additions to the plan, you'll be on the next meeting.

MR. CLINTON: I get this list from the town?

MR. EDSALL: You just got it.

MR. CLINTON: Excuse me?

MR. EDSALL: You just got it same as we did.

MR. BABCOCK: Mailing list, same way for the Zoning Board. Just talk to Myra.

MS. MASON: It's not the same list.

MR. BABCOCK: No, it's the same way.

MR. PETRO: Get Myra's number, take care of the whole thing. Other than that, does anybody have any problem with the plan?

MR. LUCAS: No.

MR. STENT: No.

MR. CLINTON: Thank you.

**RESULTS** **P.B. MEETING OF:** February 24, 1999

**PROJECT:** All Family Trans. Inc. **P.B.#** 99-3

**LEAD AGENCY:**

**NEGATIVE DEC:**

1. **AUTHORIZE COORD LETTER:** Y\_\_ N\_\_  
2. **TAKE LEAD AGENCY:** Y\_\_ N\_\_

M)\_\_\_ S)\_\_\_ VOTE: A\_\_ N\_\_  
CARRIED: YES\_\_ NO\_\_

M)\_\_\_ S)\_\_\_ VOTE: A\_\_ N\_\_  
CARRIED: YES\_\_ NO\_\_

**WAIVE PUBLIC HEARING:** M) S S) LN VOTE: A 4 N 0 **WAIVED:** Y\_\_ N\_\_ ☒

**SCHEDULE P.H.** Y ☒ N\_\_

**SEND TO O.C. PLANNING:** Y\_\_

**SEND TO DEPT. OF TRANSPORTATION:** Y\_\_

**REFER TO Z.B.A.:** M)\_\_\_ S)\_\_\_ VOTE: A\_\_ N\_\_

**RETURN TO WORK SHOP:** YES\_\_ NO\_\_

**APPROVAL:**

M)\_\_\_ S)\_\_\_ VOTE: A\_\_ N\_\_ **APPROVED:** \_\_\_\_\_

M)\_\_\_ S)\_\_\_ VOTE: A\_\_ N\_\_ **APPROVED CONDITIONALLY:** \_\_\_\_\_

**NEED NEW PLANS:** Y\_\_ N\_\_

**DISCUSSION/APPROVAL CONDITIONS:**

<u>5/8 5 Browning Rd on the Application</u>
<u>Show lighting on Plan</u>
<u>flow of drainage</u>
<u>Show landscaping</u>
<u>Note "Trailer to be removed"</u>

DISCUSSION

CLINTON, FRANK/CLINTON TAXI SERVICE

Mr. Frank Clinton appeared before the board for this discussion item.

MR. CLINTON: I got a business on Union Avenue, Frank Clinton, 452, well, my business is on 452 Union Avenue and it's been called New Windsor Auto Engineering for I guess 20 years and let me give you some prints on it. And I'm in the process, I'd like to transfer this property over to this fella here, who's, we're going to want a change of business. Now, the Town has asked me, I had a body shop repair business there for all these years, and I had somebody that wanted to buy it for a body shop and the Town didn't want to go with a body shop so, you know, I have kind of like lost the sale on that. But, like I said, I'm willing to work with whatever the Town wants to do. So this thing is a lower impact than what I was doing is basically it.

MR. PETRO: Is it a taxi service?

MR. CLINTON: Yes.

MR. STENT: Is that automobile repair shop mechanical repair?

MR. CLINTON: I did everything there. I was the guy doing the body shop work.

MR. PETRO: Mark, I'm going to ask you or Mike, is this or is this not a permitted use in the zone?

MR. EDSALL: It is not a permitted use but Mike was kind enough to point out a section of the code, Section 4824 non-conforming uses specifically Subsection B1(a) and it says that a non-conforming use shall not be changed to another non-conforming use without a special permit from the planning board and then only to a use which in the opinion of the board is of the same or a more restricted nature. So, the code allows you if it's your determination that a body shop is a more intense use than a taxi with a repair garage, you're

permitted, even though that is not a listed use, you're permitted to review it, make that decision, you have to have a site plan and special permit approval. But then you can give approval, you don't have to send him to the ZBA and that's in the law and it gives you the sole discretion to make that decision.

MR. STENT: We have to define what's intense.

MR. EDSALL: The words they use is of the same or more restricted nature. And normally, what that terminology does mean is the intensity of the use less and I mean clearly, I think an auto repair shop would appear to be less intense than maybe a taxi or the vehicles are off the site.

MR. CLINTON: Thing in question was always the body business there that was always what was in question. And matter of fact, the Town had given the fella that wanted to buy the permission to operate a body shop, then they rescinded that like about a couple days before closing on it which got me a little excited about that. But anyway, after going back and forth with my lawyer, you know, and the Town here, I find it's a lot easier just to try to appease everybody and make it at a lower impact type of business than what was there or what could have been there, let's put it that way. So that's about where I am at, like Mike knows my particular situation there for like I said, I have been there since 1974.

MR. LANDER: 1947 and you have operated a body repair shop there since '74?

MR. CLINTON: Yes, body repair and auto body and now the last several years, I have been out of there but I have been always renting it as that, that's when Chip's was there.

MR. LANDER: Shouldn't a taxi now what you're looking for now is a taxi business there right and repair shop?

MR. CLINTON: Yes.

MR. LANDER: I would think that taxi business would be,

would have less noise than a body shop.

MR. CLINTON: Most of the cars are out on the road anyway. If they're there, he's not making any money.

MR. LANDER: My other point from 1974 wouldn't everything be grandfathered in from 19, from 1974? I mean, I think it was in the '70's where zoning was first introduced.

MR. CLINTON: Exactly, yeah, Fred Warmus owned that property.

MR. LANDER: Is it '74 or '75?

MR. BABCOCK: No, '66.

MR. LANDER: And at that time from '74 on, it's been a body shop.

MR. CLINTON: I've got a tax bill where I have been paying taxes on the property and my tax bill lists it as a body shop.

MR. LANDER: I think the taxi business and repair shop would be less intense than a body shop.

MR. BABCOCK: And that's true, Ron, but the problem with it is is that unless this board makes decision, that this board needs to make that decision, I can't do that on my own.

MR. LANDER: I understand that.

MR. EDSALL: One other item i didn't hear him say it and I have my notes from the workshop, I believe as well as the body shop, the current use or the use you've had for years also includes auto repair.

MR. CLINTON: Yes.

MR. EDSALL: Meaning service garage?

MR. CLINTON: Right.



MR. BABCOCK: This gentleman wants to continue that to service his taxis.

MR. EDSALL: And as I understand it--

MR. CLINTON: And be able to do, you know, customers or whatever.

MR. PETRO: No body work.

MR. CLINTON: This is where Town Supervisor, you know, we got into this thing, you know, and my lawyer recommended I just, you know, don't pursue it anymore.

MR. PETRO: You realize of course if you proceeded and if you were successful in going through site plan approval, that it would be subject to a special use permit and a special use permit could be granted or taken away?

MR. CLINTON: Yes, I understand that.

MR. PETRO: I guess sometimes we go for a year or two years.

MR. EDSALL: You make them renewable in certain cases. Just again so that you all know what he's looking to do, not only the taxi service and the repairs of his own taxis but also have limited outside repair.

MR. CLINTON: Yes.

MR. EDSALL: Not body shop.

MR. CLINTON: Which has been there from day one.

MR. EDSALL: I'm just getting the record clear so this board understands it.

MR. CLINTON: Right.

MR. PETRO: Well, I think that your whole building there is in the wrong spot, it's in a residential area, doesn't belong there but you've have been there for years and the houses have grown up around you, so that

doesn't necessarily make you wrong, it's just that it's too bad it's there, you know what I'm saying? But it's there and you have a right to utilize it as you have done for so long, so I would suggest that you, I'll poll the board after I get done speaking, I suggest that you go ahead and draw up a site plan, show us what you want to do and make application to this board.

MR. CLINTON: Back up a minute. When you say site plan, isn't that a site plan?

MR. PETRO: Well, these are site plans. You have to make application, you're going to have to get an engineer.

MR. STENT: The site plan to show your drainage, the paving and everything else.

MR. CLINTON: That's all on there.

MR. LUCAS: Are you going to change anything with the site?

MR. CLINTON: No, there's not going to be any changes.

MR. ARGENIO: Just special use.

MR. PETRO: We need to see a site plan. Mark, you agree?

MR. EDSALL: We need to see a site plan, well, they've got a survey, so I think they could easily convert that into a site plan.

MR. PETRO: We need to know where the handicapped parking is going.

MR. LANDER: Only because you're going to have customers coming in there. If you didn't have that--

MR. EDSALL: We'd still need it by code.

MR. BABCOCK: You even need it for your employees, Ron, today.

MR. EDSALL: Bottom line is that you've got a site that's been there for quite a number of years, when you come in for a site plan review, it's the board's responsibility and obligation to make sure it meets the current law.

MR. PETRO: You're going through a change of use, see, that's the key. If you're making a change of use, then it has to be brought up to current code, but nothing's easy.

MR. CLINTON: Nothing's easy, I hate to tell you what isn't easy. I tried to put up a medical building 15 years ago and I spent about \$12,000 to get to a point just to be voted down then.

MR. PETRO: We're polling the board here, I think the board is pretty well on the same road here, that as long as there's due diligence and do things properly and have everything done correctly, that in the end, you'll succeed and get what you want there.

MR. STENT: I think before talking about that big project down on the corner, we have an opportunity now to have you put some trees up and some berm up to protect the neighbor's house, landscaping, so that when the cabs or cars are there, they are not looked at by the people around the area, that type of thing.

MR. CLINTON: I have no problem with that, but I've got to know what you guys are looking for, you're telling me to make up a print, I went through this once before, I made up one, brought it in, no, we don't want that, I've never encountered this.

MR. PETRO: You need to have a licensed engineer draw you a site plan and surveyor, well, you have the survey, but you have to hire somebody, I don't know who, somebody like Mr. Shaw that can do a good job for you and he will tell you what the new Town requirements are and State requirements.

MR. BABCOCK: We have an application and it's got a checklist right in the application that what stuff must be on the plan.

MR. PETRO: Frank, I don't know whether you've got somebody, if you're getting somebody local, they all pretty much are familiar with our stuff and they usually have that right in the office.

MR. CLINTON: Paul Cuomo still does that?

MR. BABCOCK: Yes.

MR. LANDER: They'll tell you approximately how much it's going to cost.

MR. CLINTON: Okay.

MR. PETRO: It's just a matter of going through the procedure and I think you'll be all right.

MR. STENT: Based upon what Mark said, I don't see any problem.

MR. PETRO: Well, he's lessening the impact.

MR. CLINTON: I know what I have to do and I don't bang my head against the wall and they tell me later on it's all wrong.

MR. ARGENIO: That's why you need the services of an engineer.

MR. LUCAS: What Mike says we can take this, it's a non-conforming use, we're going to make it another non-conforming use.

MR. PETRO: Lower impact.

MR. LUCAS: Which is fine, I go along with what he's saying, so we can do that as long as he comes with a plan.

MR. PETRO: Viable site plan.

MR. LUCAS: What I'd like to tell you is that I think it's a good idea and I would go along with it, I think that's what you want to do. I know what you're saying

you got knocked down twice before, you don't want to get knocked down a third time.

MR. CLINTON: I have spent a lot of money in this Town trying to do better and just seems like I go nowhere.

MR. STENT: You're going to do the site plan and when we give you approval, it's not lifetime, it's non-conforming use, can be a year, could be two years that it's approved and if we decide we don't like the looks of the place for one reason or another, we can withdraw the approval.

MR. PETRO: And that's rarely done and has to be extreme circumstances, you do your landscaping, next day they don't like it, he blows the horn every time he comes in, millions of different things, so if everything is done right, you'll probably never have a problem. But you'd have to comply to the site plan. Some people show us a site plan, draw it up, get the approval and go and decide they don't need to do it.

MR. CLINTON: Proposed draining, all the draining has been put in.

MR. PETRO: Show that on the new plan so we have a record of it.

MR. CLINTON: Thank you.

MR. STENT: I make a motion to adjourn.

MR. ARGENIO: Second it.

ROLL CALL

MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. ARGENIO	AYE

January 13, 1999

MR. PETRO

AYE

Respectfully Submitted By:

*Frances Roth*  
1/26/99

Frances Roth  
Stenographer



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

99-3

DATE PLAN RECEIVED:

RECEIVED FFB 1 9 1999

The maps and plans for the Site Approval

Subdivision as submitted by

TACONIC DES. for the building or subdivision of

ALL FAMILY TRANS, INC has been

reviewed by me and is approved

disapproved

If disapproved, please list reason

HIGHWAY SUPERINTENDENT

DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE

*[Signature]* 3/15/99



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY.

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99-3

DATE PLAN RECEIVED: RECEIVED APR 20 1999

RECEIVED

APR 27 1999

N.W. HIGHWAY DEPT.

The maps and plans for the Site Approval ☒

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

\_\_\_\_\_ has been

reviewed by me and is approved ☒

disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*[Signature]* 4/30/99  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE





1763

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555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

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PLANNING BOARD FILE NUMBER: 99-3

DATE PLAN RECEIVED: RECEIVED APR 20 1999

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

all family Trans- Inc. has been

reviewed by me and is approved ☒

disapproved ☐

If disapproved, please list reason

There is water to prop- Not in use -  
Any changes - notify water dept.

HIGHWAY SUPERINTENDENT

DATE

John D. D.  
WATER SUPERINTENDENT

DATE

4-27-99

SANITARY SUPERINTENDENT

DATE

**INTER-OFFICE MEMORANDUM**

**TO: Town Planning Board**

**FROM: Town Fire Inspector**

**DATE: April 27, 1999**

**SUBJECT: All Family Trans. Inc.**

Planning Board Reference Number: PB-99-3

Dated: 20 April 1999

Fire Prevention Reference Number: FPS-99-018

A review of the above referenced subject site plan was conducted on 26 April 1999.

This site plan is acceptable.

Plans Dated: 18 February 1999 Revision 1

A handwritten signature in cursive, appearing to read 'Robert F. Rodgers'.

Robert F. Rodgers; c.c.a.  
Fire Inspector

RFR/dh

**INTER-OFFICE MEMORANDUM**

**TO: Town Planning Board**

**FROM: Town Fire Inspector**

**DATE: February 23, 1999**

**SUBJECT: All Family Trans, Inc.**

Planning Board Reference Number: PB-99-3

Dated: 8 February 1999

Fire Prevention Reference Number: FPS-99-006

A review of the above referenced subject site plan was conducted on 22 February 1999.

Please advise the applicant that the new address, due to the entrance change, will be 5 Browning Road, New Windsor, N.Y. 12553.

This site plan is acceptable.

Plans Dated: 18 February 1999, Revision 1



Robert F. Rodgers; c.c.a.  
Fire Inspector

RFR/dh



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **99-3**

DATE PLAN RECEIVED: **RECEIVED FEB 19 1999**

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

All Family Trans. Inc. has been

reviewed by me and is approved ☒

~~disapproved~~ \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

This Property has town water -  
Never brought to bldg -

HIGHWAY SUPERINTENDENT DATE

Steve D. Divo 2-23-99  
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99-3

DATE PLAN RECEIVED: RECEIVED FEB 19 1999

RECEIVED

FEB 22 1999

N.W. HIGHWAY DEPT.

The maps and plans for the Site Approval ✓

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

\_\_\_\_\_ has been

reviewed by me and is approved ✓

disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

W. James Cullen 2/22/99  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9),  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF

New Windsor

P/B #

98-3

WORK SESSION DATE:

18 Feb 99

APPLICANT RESUB.  
REQUIRED:

211 App

REAPPEARANCE AT W/S REQUESTED:

No

PROJECT NAME:

All Family Trans.

PROJECT STATUS:

NEW X OLD

REPRESENTATIVE PRESENT:

Foday Saccoh

MUNIC REPS PRESENT: BLDG INSP.

FIRE INSP.

ENGINEER

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- drive to this - to find & keep
- dimension of spaces, sign & striping detail
- only need one of space
- call out area to be paved
- need pks calc
- gravel area - call out overflow vehicle parking area
- add non conf use notes per 48-24(B)(1)
- use Taxi Stop with Service Repair Garage.
- loc plan

CLOSING STATUS

Set for agenda

X possible agenda item

Discussion item for agenda

ZBA referral on agenda

pbwsform 10MJE98



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9A)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B #

9153

WORK SESSION DATE:

6 Jan 99

APPLICANT RESUB.  
REQUIRED:

later

REAPPEARANCE AT W/S REQUESTED:

Not now

PROJECT NAME:

Clinton - Proposed Taxi Svc

PROJECT STATUS: NEW

X OLD

REPRESENTATIVE PRESENT:

Frank Clinton / Today Saccoh.  
565-1616

MUNIC REPS PRESENT: BLDG INSP.

FIRE INSP.

ENGINEER

PLANNER

P/B CHMN.

OTHER (Specify)

L

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Proposed Taxi Svc. R-4 Union Ave with
- Existing Bldg @ Body Shop 20+ yrs 1/4 (Bene + Road) on
- n/w Auto Engineer 452 Union Ave. corner
- Dan Bloom is his attorney
- he wants to do what Town wants, ie no
- additional/continued body shop - willing to
- switch to taxi svc. (All family Taxi) 13+ taxis

none of 48-24

not variance -

body shop -> Repair shop + Taxi Svc

CLOSING STATUS

Set for agenda

possible agenda item

X Discussion item for agenda

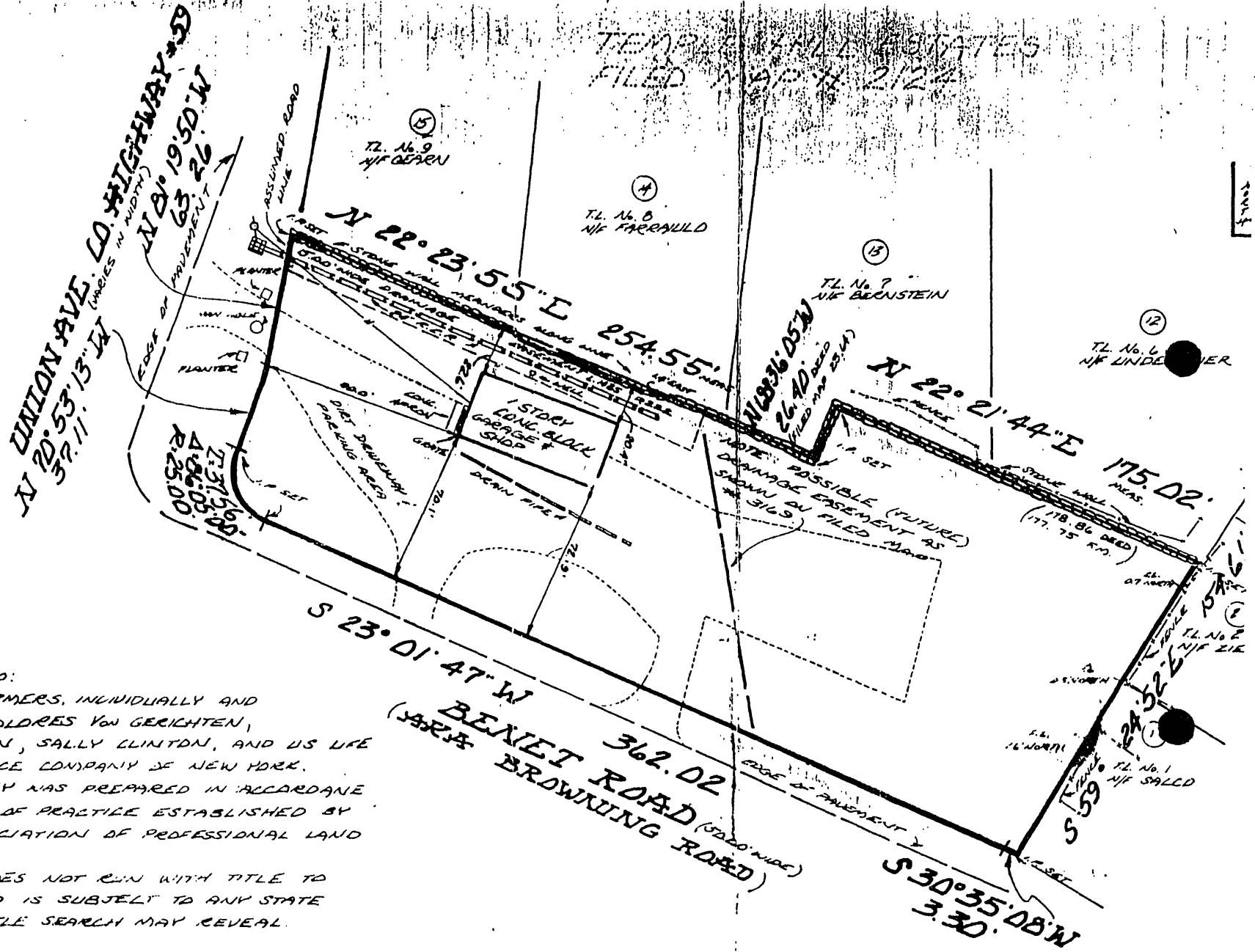
ZBA referral on agenda

PRESUB  
1/13

pbwsform 10MJE98

INSTITUTIONS OR SUBSEQUENT OWNERS.  
EASEMENTS OR RIGHT-OF-WAYS ON, OR UNDER THE LANDS, AND NOT  
VISIBLE, ARE NOT SHOWN.

TEMPERATURE IN DEGREES  
FILED MAP # 2/24



CERTIFIED ONLY TO:  
FREDERIK J. WARMERS, INDIVIDUALLY AND  
AS TRUSTEE, DOLDRIS VON GERICHTEN,  
FRANK CLINTON, SALLY CLINTON, AND US LIFE  
TITLE INSURANCE COMPANY OF NEW YORK.  
THAT THIS SURVEY WAS PREPARED IN ACCORDANCE  
WITH THE CODE OF PRACTICE ESTABLISHED BY  
THE N.Y.S. ASSOCIATION OF PROFESSIONAL LAND  
SURVEYORS.  
THIS SURVEY DOES NOT RUN WITH TITLE TO  
THE LAND AND IS SUBJECT TO ANY STATE  
OF FACTS A TITLE SEARCH MAY REVEAL.

*Albert E. Sparaco, Jr.* 1/19/84  
ALBERT E. SPARACO, JR., P.L.S., P.P., L.L.C. # 46565





# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (914) 563-4615  
Fax: (914) 563-4693

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Change \_\_\_\_\_ Site Plan ☒ Special Permit \_\_\_\_\_

Tax Map Designation: Sec. 4 Block 1 Lot 47.2 7-1-30

1. Name of Project ALL FAMILY TRANS, INC.

2. Owner of Record FRANK CLINTON Phone 695-7005

Address: 409 CARLTON CIRCLE, NEW WINDSOR, N.Y. 12589  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant FODAY SACCON Phone 565-1616

Address: 24 CIMORELLI DRIVE, N.Y. 12553  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan TACONIC DESIGN Phone 569-8400

Address: 1 GARDNERTOWN ROAD, NEWBURGH, N.Y. 12550  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

FODAY SACCON 565-1616  
(Name) (Phone)

7. Project Location:

On the NORTH side of UNION AVENUE 0' feet  
(Direction) (Street) (No.)  
WEST of BENET ROAD  
(Direction) (Street)

8. Project Data: Acreage 1.25 Zone R-4 School Dist. NEWBURGH

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes \_\_\_\_\_ No X

**\*This information can be verified in the Assessor's Office.**

**\*If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".**

10. Description of Project: (Use, Size, Number of Lots, etc.) SITE PLAN FOR  
USE AS A TAXI SERVICE W/ SERVICE REPAIR GARAGE.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes \_\_\_\_\_ no X

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no X

**ACKNOWLEDGMENT:**

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

19th DAY OF February 1999.

Patricia A. Barnhart

NOTARY PUBLIC

Feday B. Sacco  
APPLICANT'S SIGNATURE

Feday B. Sacco  
Please Print Applicant's Name as Signed

PATRICIA A. BARNHART

Notary Public, State of New York

No. 01BA4904434

Qualified in Orange County

Commission Expires August 31, 1999.

TOWN USE ONLY:

**RECEIVED** FFB 1 9 1999

DATE APPLICATION RECEIVED

**99-3**

APPLICATION NUMBER

**APPLICANT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

695-7005

FRANK CLINTON, deposes and says that he resides  
(OWNER)  
at 409 CARLTON CIRCLE, 1 in the County of ORANGE  
(OWNER'S ADDRESS)  
and State of NEW YORK and that he is the owner of property tax map  
(Sec.        Block        Lot       )  
designation number (Sec. 4 Block 1 Lot 47.3) which is the premises described in  
the foregoing application and that he authorizes:

FODAY SACCOH, 24 CIMORELLI DRIVE, NEW WINDSOR  
(Applicant Name & Address, if different from owner)  
SAME  
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 2/19/99

[Signature]  
Witness' Signature

[Signature]  
Owner's Signature

[Signature]  
Applicant's Signature if different than owner

        
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR  
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED  
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

RECEIVED FEB 19 1999

99-3

**TOWN OF NEW WINDSOR PLANNING BOARD**

**SITE PLAN CHECKLIST**

**ITEM**

1. ✓ Site Plan Title
2. ✓ **Provide 4" wide X 2" high box directly above title block  
(preferably lower right corner) for use by Planning Board in  
affixing Stamp of Approval (ON ALL PAGES OF SP)**
3. ✓ Applicant's Name(s)
4. ✓ Applicant's Address
5. ✓ Site Plan Preparer's Name
6. ✓ Site Plan Preparer's Address
7. ✓ Drawing Date
8. ✓ Revision Dates
9. ✓ Area Map Inset and Site Designation
10. ✓ Properties within 500' of site
11. ✓ Property Owners (Item #10)
12. ✓ Plot Plan
13. ✓ Scale (1" = 50' or lesser)
14. ✓ Metes and Bounds
15. ✓ Zoning Designation
16. ✓ North Arrow
17. ✓ Abutting Property Owners
18. ✓ Existing Building Locations
19. ✓ Existing Paved Areas
20. ✓ Existing Vegetation
21. ✓ Existing Access & Egress

## PROPOSED IMPROVEMENTS

- 22. N/A Landscaping
- 23. N/A Exterior Lighting
- 24. N/A Screening
- 25. ✓ Access & Egress
- 26. ✓ Parking Areas
- 27. N/A Loading Areas
- 28. ✓ Paving Details (Items 25 - 27)
- 29. N/A Curbing Locations
- 30. N/A Curbing through section
- 31. N/A Catch Basin Locations
- 32. N/A Catch Basin Through Section
- 33. N/A Storm Drainage
- 34. N/A Refuse Storage
- 35. N/A Other Outdoor Storage
- 36. N/A Water Supply
- 37. N/A Sanitary Disposal System
- 38. N/A Fire Hydrants
- 39. N/A Building Locations
- 40. N/A Building Setbacks
- 41. N/A Front Building Elevations
- 42. ✓ Divisions of Occupancy
- 43. ✓ Sign Details
- 44. ✓ Bulk Table Inset
- 45. ✓ Property Area (Nearest 100 sq. ft.)
- 46. \_\_\_\_\_ Building Coverage (sq. ft.)
- 47. \_\_\_\_\_ Building Coverage (% of total area)
- 48. \_\_\_\_\_ Pavement Coverage (sq. ft.)
- 49. \_\_\_\_\_ Pavement Coverage (% of total area)
- 50. \_\_\_\_\_ Open Space (sq. ft.)
- 51. \_\_\_\_\_ Open Space (% of total area)
- 52. \_\_\_\_\_ No. of parking spaces proposed
- 53. N/A No. of parking spaces required

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. N/A

Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

55. N/A

A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

**PREPARER'S ACKNOWLEDGMENT:**

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: Carl J. Krum 2/19/99  
Licensed Professional Date  
P# \* 065996

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>FODAY SACCOH</u>	2. PROJECT NAME <u>ALL FAMILY TRANS, INC.</u>
3. PROJECT LOCATION: Municipality <u>NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>CORNER OF UNION AVENUE AND BENET ROAD</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>SITE PLAN FOR USE AS A TAXI SERVICE W/ SERVICE REPAIR GARAGE.</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>1.25</u> acres Ultimately <u>1.25</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly <u>PRE-EXISTING NON-CONFORMING USE</u>	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>FODAY SACCOH</u>	Date: <u>2/12/99</u>
Signature: <u>Foday B. Saccoh</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER  
1

99-3

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**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:  C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:  C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:  C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:  C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.  C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.  C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (If different from responsible officer)

\_\_\_\_\_  
Date



## ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

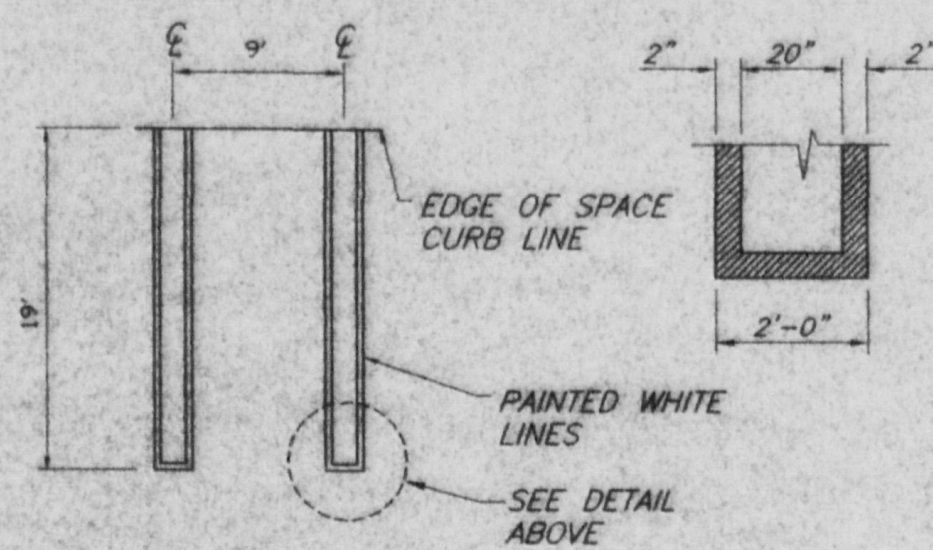
IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

*NOT IN A FLOOD ZONE*

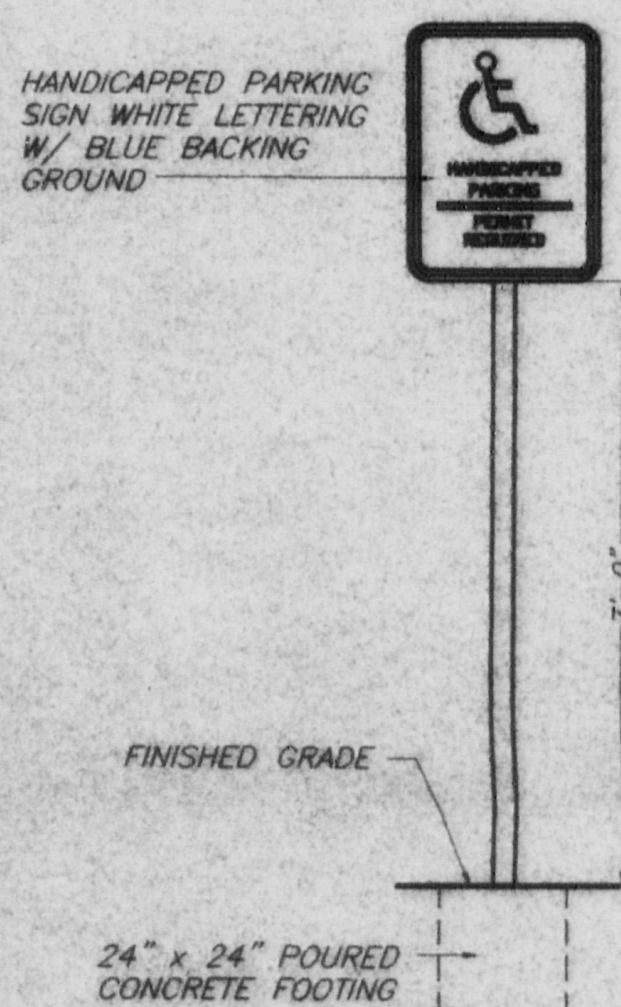
99-3

RECEIVED FEB 19 1999





**PARKING SPACE DETAIL**  
SCALE: N.T.S.



**HANDICAP SIGN DETAIL**  
SCALE: N.T.S.

**ZONING REQUIREMENTS:**

DISTRICT:	R-4 SUBURBAN RESIDENTIAL
EXISTING LOT SIZE:	
AREA (ACRES)	1.25±
WIDTH	390± FT
DEPTH	125± FT
YARD DIMENSIONS:	
FRONT	70± FT
SIDE	90± FT
REAR	20± FT

**EXISTING USE:**

AUTOMOBILE BODY SHOP  
(EXISTING NON-CONFORMING USE)

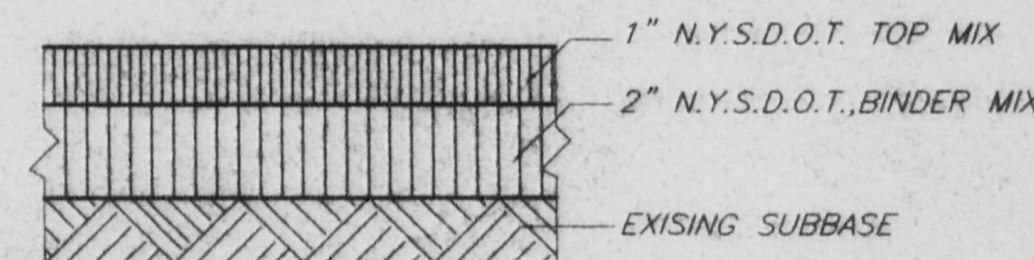
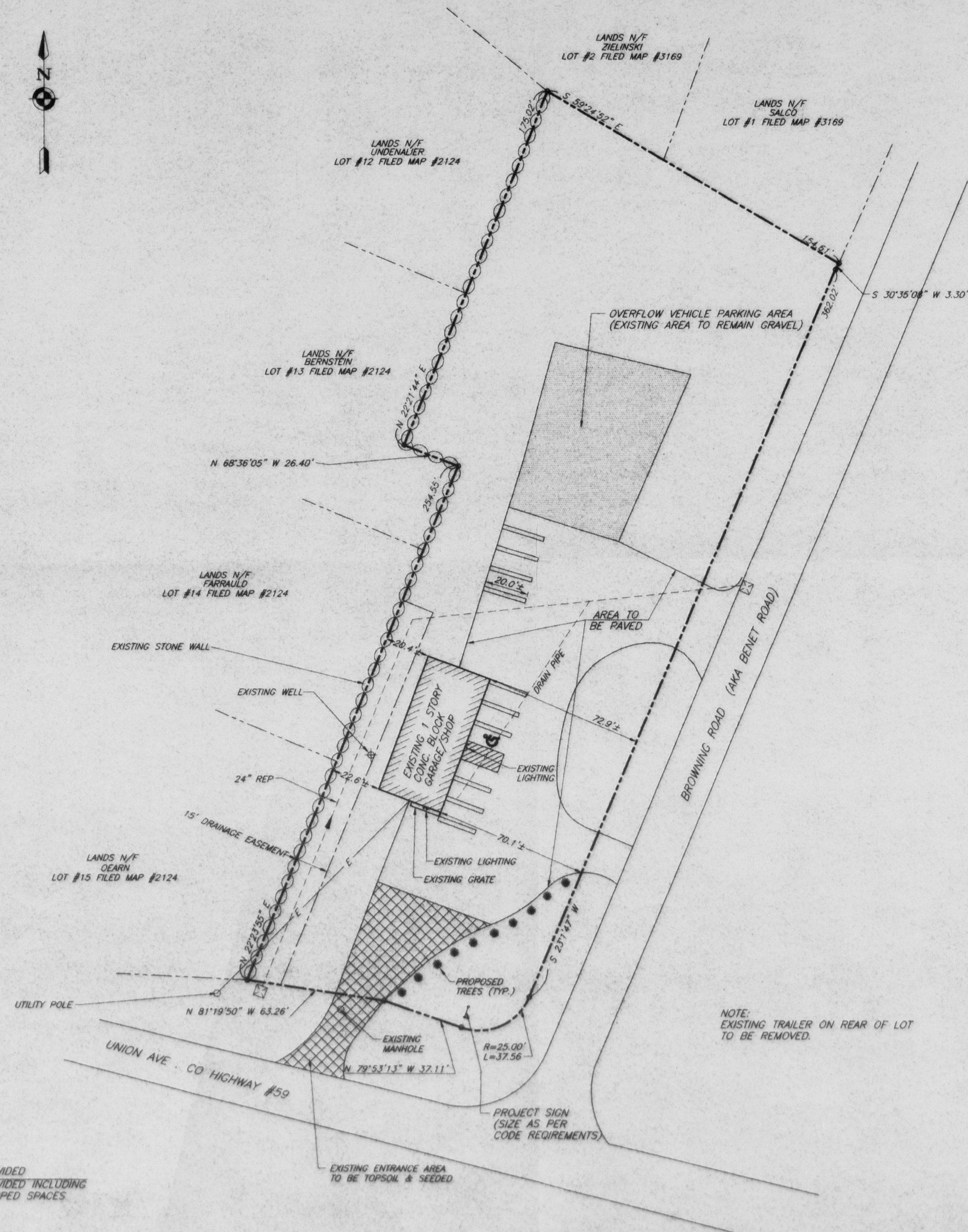
**PROPOSED USE:**

TAXI SERVICE W/ SERVICE REPAIR GARAGE  
(PROPOSED NON-CONFORMING USE OF MORE RESTRICTED NATURE, PER 48-24 (B)(1).)

AREA (SF)  
1950sf.

**PARKING**

10 SPACES PROVIDED  
TO SPACES PROVIDED INCLUDING  
(1) HANDICAPPED SPACES



**PARKING & DRIVE SECTION**  
SCALE: N.T.S.

NOTE: ALL PARKING = DRIVE AREAS TO BLACKTOP AS SHOWN ABOVE. U.O.N.

**NOTES & SITE FEATURES**

BOUNDARY INFORMATION SHOWN ARE FROM A MAP PREPARED BY ALBERT R. SPARACO FOR FRANK & SALLY CLINTON 1/19/84.

**OWNER'S CONSENT NOTE:**

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

SIGNATURE

FODAY SACCOH  
24 CIMORELLI DRIVE  
NEW WINDSOR, NY 12550

**APPLICANT:**

FODAY SACCOH  
24 CIMORELLI DRIVE  
NEW WINDSOR, NY 12550

**STAMP OF APPROVAL**

<input type="checkbox"/> SITE PLAN <input type="checkbox"/> SUBDIVISION <input type="checkbox"/> LOT LINE CHANGE APPROVAL GRANTED BY TOWN OF NEW WINDSOR NOV 10 1999 PLANNING BOARD ON <i>James R. Hoyle, Chairman</i> BY <i>[Signature]</i> TOWN SECRETARY
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ENGINEER



**TACONIC DESIGN CONSULTANTS**

1 GARDHERTOWN ROAD  
NEWBURGH, N.Y. 12550  
(914)-569-8400

**SITE PLAN FOR:  
ALL FAMILY TRANS, INC.**

S-B-L: *11-43* 7-1-30  
TOWN OF NEW WINDSOR, ORANGE COUNTY, NY

REV.	DATE	BY	DESCRIPTION
1	2/18/99	K.R.L.	AS PER COMMENTS

DATE	SCALE	SHEET NUMBER	SHEET NUMBER
2-3-99	1" = 30'	99021-AFT	1